

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Tanuku Municipality – Certain variation in the Master Plan - Change of land use from Public Open Space (Stadium) use to Residential use in R.S.Nos.5/2 (Part) and 6/2A (Part) of Tanuku to an extent of Ac.1.44 cents - Draft Variation - Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 328**

**Dated the 20<sup>th</sup> May, 2009.**

Read the following:-

1. G.O.Ms.No.480 MA., dated 19.9.2000.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4085/2008/R, dated 25.8.2008.
3. Government Memo. No.14499/H1/2008-1, Municipal Administration and Urban Development Department, dated 7.11.2008.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4085/2008/R, dated 5.2.2009.
3. Government Memo. No.14499/H1/2008-2, Municipal Administration and Urban Development Department, dated 25.2.2009.
4. From the Commissioner of Printing, A.P., Extraordinary Gazette No.126, Part-I, dated 28.2.2009.

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**ORDER:**

The draft variation to the Tanuku General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 480 MA., dated 19.9.2000 was issued in Government Memo. No. 14499/H1/2008-2, Municipal Administration and Urban Development Department, dated 25.2.2009 and published in the Extraordinary issue of A.P. Gazette No. 126, Part-I, dated 28.2.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 5.2.2009 has stated that the Municipal Commissioner, Tanuku Municipality has informed that the applicant has paid an amount of Rs.23,310/- (Rupees twenty three thousand three hundred and ten only) towards development / conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.  
( BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH )

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Rajahmundry.  
The Municipal Commissioner, Tanuku Municipality, West Godavari District.

**Copy to:**

The individual through the Municipal Commissioner, Tanuku Municipality, West Godavari District.  
The District Collector, West Godavari District, Eluru.  
The Private Secretary to Minister for MA&UD.  
**SF/SC.**

// FORWARDED :: BY ORDER //

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Tanuku Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 126, Part-I, dated 28.2.2009, as required by clause (b) of the said section.

**VARIATION**

The site in R.S.Nos.5/2 (Part) and 6/2A (Part) of Tanuku to an extent of Ac.1.44 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Public Open Space (Stadium) use zone in the General Town Planning Scheme (Master Plan) of Tanuku Town sanctioned in G.O.Ms.No.480 MA., dated 19.9.2000 is designated for Residential use by variation of change of land use as marked "ABCDE&F" as shown in the revised part proposed land use map GTP No.1/2009/R, which is available in Municipal Office, Tanuku Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority before taking development works.
8. The applicant shall handover the 40 feet wide site for formation of 40 feet wide Master Plan road at western side to the Tanuku Municipality through registered gift deed at free of cost.

**SCHEDULE OF BOUNDARIES**

- North : R.S.No.4, Open Space of L.P.No.58/90.
- East : R.S.No.5 (Part) Public Open Space i.e., Stadium use as per Master Plan.
- South : R.S.No.6 Public Open Space i.e., Stadium use as per Master Plan.
- West : Open space of approved L.P.No.58/98 and Sy.No.5.

**Dr.C.V.S.K.SARMA,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER